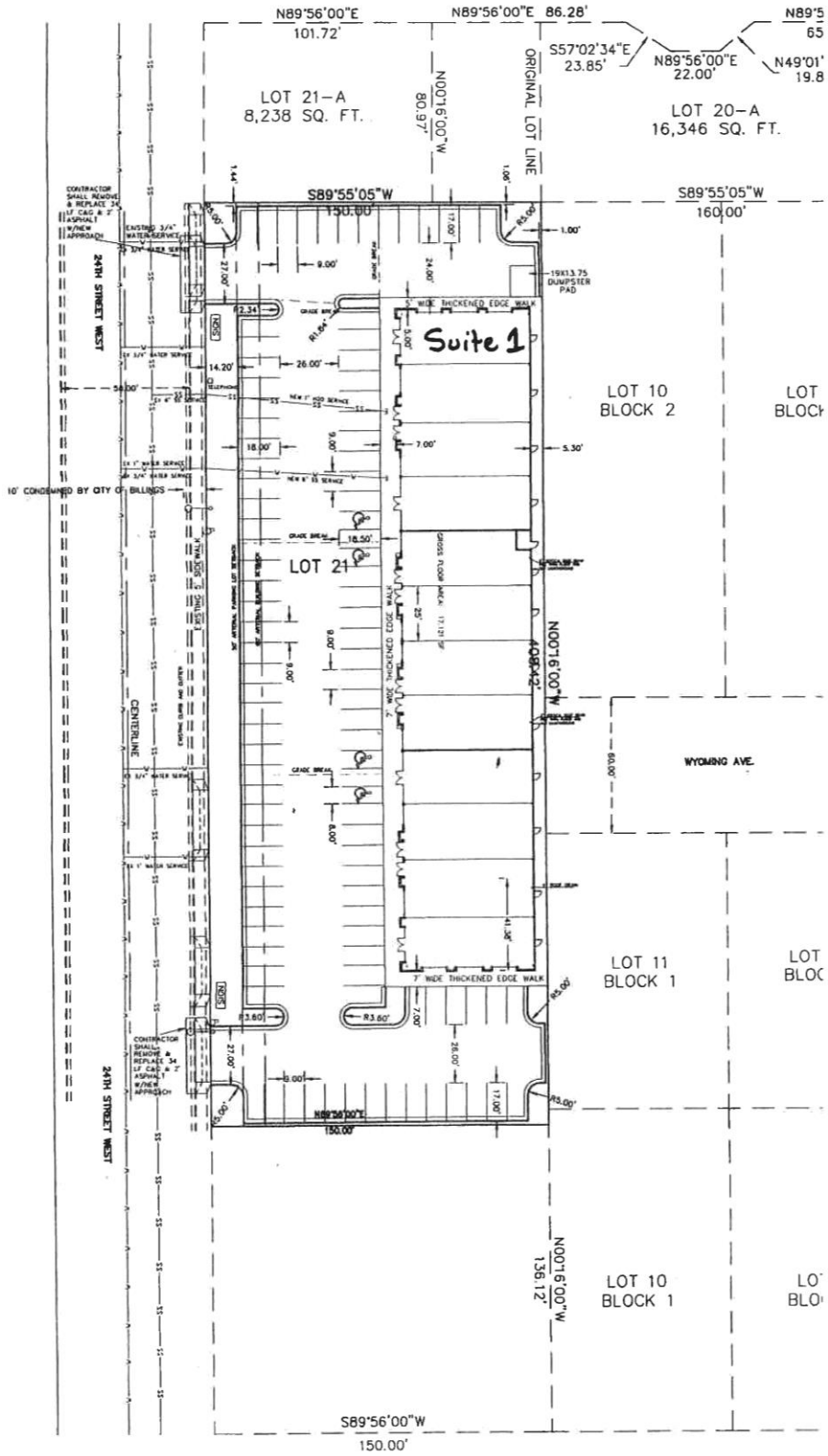
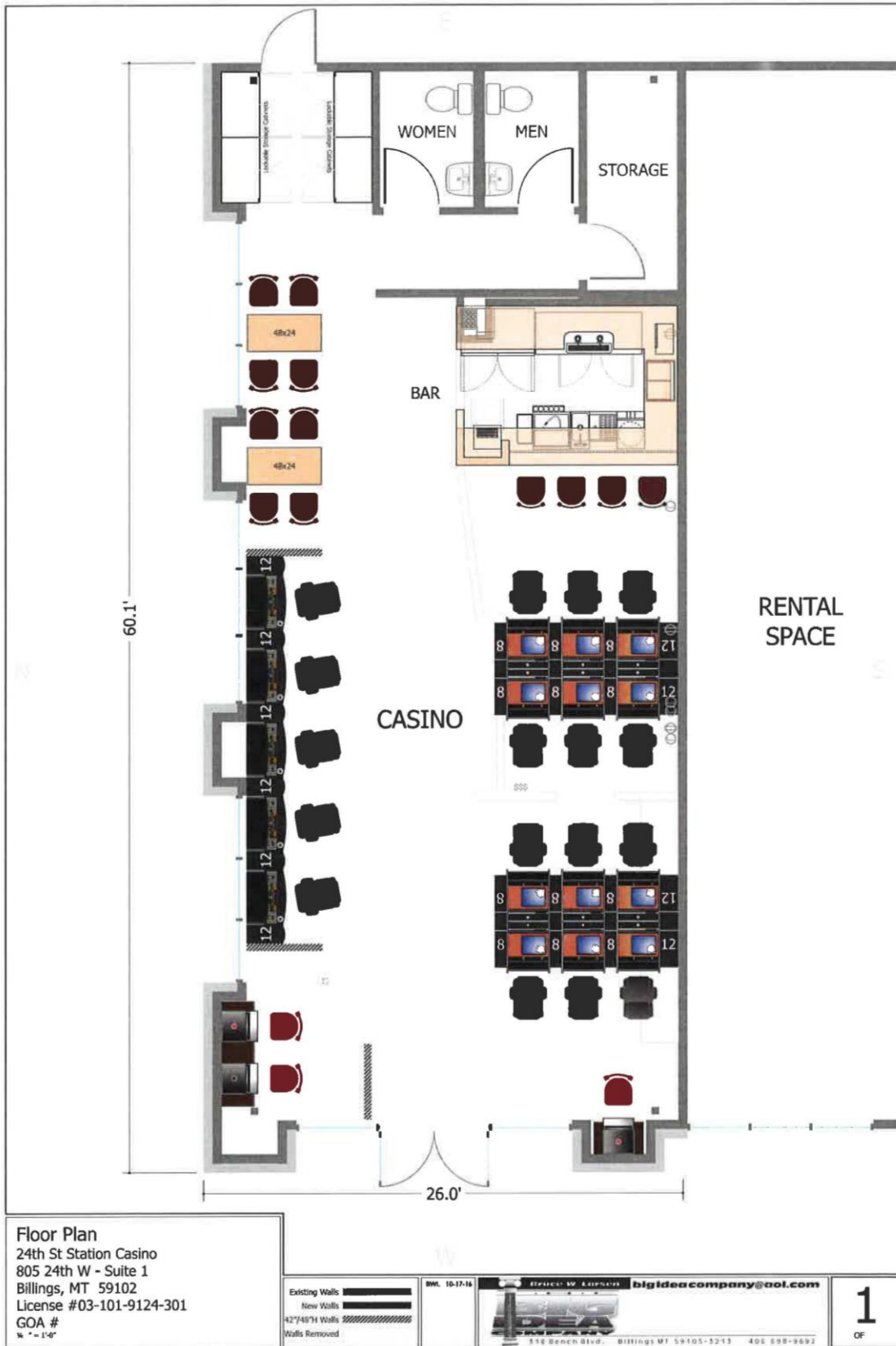


# Site Plan





Interior plan

**Applicant Letter**  
**24<sup>th</sup> Street Station Casino Special Review**

- A. This proposal is consistent with the goal and policies of the adopted Growth Policy in the following ways:
- The proposal involves infill development of a vacant commercial property.
  - The proposal will create a service, essential to many citizens, walkable from surrounding neighborhoods.
  - The proposal will contribute in various ways to the local tax base.
  - The business will provide jobs to benefit the community.
  - Putting this now idle beer and wine license will help sustain a healthy economy.
  - The proposed business is on a well-developed and very-busy arterial street, and as such will impose no burdens on traffic or other city services.
- B. There is a need for the intended use at this location because the location which formerly housed this beverage license is no longer available, and because the proposed location is an existing but vacated facility.
- C. The public interest will be served if this application is approved because the license exists pursuant to a quota established by the legislature, and the proposed location is in a high traffic commercial location which will be easily accessed by a maximized segment of the citizenry, with no significantly noticeable effects on city services.
- D. The applicant, Corey Welter, is a former owner of the Alpine Casino. The buyers of the Alpine failed in the business and defaulted. Mr. Welter now has recovered his beverage license but the premises formerly occupied by the Alpine is no longer available and is dated in any event. Meanwhile, the proposed location is in a relatively new strip mall on a very busy arterial; and now sits vacant because the frozen yogurt shop that it formerly housed went out of business. Corey wishes to relocate his license to this more modern facility, on a higher traffic arterial, in order to maximize his potential for a successful commercial venture.